

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
DECEMBER 23, 2004

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, DECEMBER 23, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.**

❖ **PLANNING COMMISSION ITEMS**

1. Approval of December 9, 2004 meeting minutes.
2. Case No.: DR2004-09
Request: Midtown Neighborhood-wide Rezoning Proposal. Presentation of the proposed rezoning, and request to put the rezoning on the public agenda. Advanced Plans Committee heard on December 9th 2004 and November 18th 2004.
General Location: North Boundary – 18th Street North, South Boundary – Murdock, East Boundary – Santa Fe, West Boundary – Little Arkansas River.
Presenting Planner: Jess McNeely

❖ **SUBDIVISION ITEMS**

Items 3-1 may be taken in one motion unless there are questions or comments.

3. Consideration of Subdivision Committee recommendations from the meeting of December 16, 2004. Darrell Downing, Mitch Mitchell, Bill Johnson, James Barfield, present. Gary Gibbs, Denise Sherman, and Harold Warner Jr., absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 3-1 (SUB2004-148) Approved, vote (3-0);
Agenda Item 4-1 (VAC2004-61) Approved, vote (3-0); Agenda Item 4-2 (VAC2004-62) Approved, vote (4-0);
Agenda Item 4-3 (VAC004-63) Approved, vote (4-0); Agenda Item 4-4 (VAC2004-64) Approved, vote (4-0);

- 3-1. **SUB2004-148 – One-Step Final Plat – THE GATEWAY CENTER SECOND ADDITION, located on the southeast corner of 13th Street North and Greenwich Road.**
Engineer: PEC, P.A.
Acreage: 28.7
Total Lots: 12

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 4-1 to 4-4 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 4-1. **VAC2004-61 – Request to Vacate Platted Street Right-of-Way and Multiple Setback, located north of 13th Street North and east of 143rd Street East, on Sport of Kings Road Court.**
- 4-2. **VAC2004-62 - Request to Vacate Platted Access Control, located north of 21st Street North and west of Greenwich Road.**
- 4-3. **VAC2004-63 - Request to Vacate Multiple Platted Utility Easements and Reserves, located north of 29th Street North and east of 119th Street West.**
- 4-4. **VAC2004-64 – Request to Vacate Platted Setbacks, Utility Easements and Street Right-of-Way on Multiple Lots, located north of Central Avenue and west of Tyler Road.**

❖ **PUBLIC HEARINGS – ZONING ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

5. Case No.: CON2004-42
Request: Conditional Use to permit a nightclub located within 200 feet of a residential zoning district
District Advisory Board: One will hear January 3, 2005
General Location: North of Central and west of Cleveland
Presenting Planner: Jess McNeely
6. Case No.: ZON2004-61
Request: Zone change from “SF-5” Single-family Residential to “MF-29” Multi-family Residential to develop multi-family housing
District Advisory Board: Six heard December 15, 2004
General Location: On the northwest corner of McComas and 1st Street
Presenting Planner: Bill Longnecker
7. Case No.: ZON2004-62
Request: Zone change from “SF-5” Single-family Residential to “LI” Limited Industrial
District Advisory Board: Four will hear January 5, 2005
General Location: At the northeast corner of Harry and Seville
Presenting Planner: Dale Miller
8. Case No.: ZON2004-60
Request: Zone change from “B” Multi-family Residential to “NO” Neighborhood Office
General Location: North of Central and west of Pershing
Presenting Planner: Scott Knebel
9. Case No.: CON2004-40
Request: Sedgwick County Conditional Use for an electrical substation on property zoned “SF-20” Single-family Residential
Member City: Haysville Planning Commission considered December 9, 2004
General Location: At the southeast corner of 59th Street South and Broadway
Presenting Planner: Scott Knebel

10. Case No.: DR2004-12
Request: Adoption of amendments to the April 19, 2001 Edition of the Wichita-Sedgwick County Unified Zoning Code. The amendments to the Unified Zoning Code propose to amend Section III-C.2.a. and b. dealing with the purpose section of the Community Unit Plan Overlay District, and Nonresidential Community Unit Plans to clarify the term “unified control” and to clarify the minimum square footage of gross floor area or acreage required in order to require a Community Unit Overlay District.
- Presenting Planner: Dale Miller
- MAPC DEFERRED NOVEMBER 18, 2004**

❖ **PLANNING COMMISSION ITEMS**

11. Other matters/adjournment.

**John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission**